

Just LISTED

New Construction Raised Colonial

98-15 164TH AVENUE
HOWARD BEACH, NY 11414

PRICE IMPROVED!
\$949,988

 3  3  1  1,886  50 X 100  \$6,652

Enormous 2018 brand new construction raised colonial on a 5,000 square foot lot. This elevated home simply has it all. The open concept first floor boasts gorgeous vanilla Italian-style tile throughout the living room, dining area, and chef's kitchen. U-shaped open floor kitchen with all stainless appliances and granite countertops as far as the eye can see-you will never run out of space. Beautiful wide-set peninsula kitchen island with seating for eight. Modern pendant lighting over the bar, high hat fixtures throughout the living room, and a built in fire suppression system for safety. On this floor you'll also find an oversized half bath, mechanical room, laundry room, and access to the yard. Upstairs there are three large bedrooms two of which have tremendous walk in closets. The primary bedroom, which is simply sweeping in size, has three windows, a double closet, a walk-in closet that could easily be converted to an office, and a full en suite bathroom. The stand up height pull down stair attic is fully insulated, completed with flooring, and houses the boiler with plenty of room for storage. Two zone central air, modern tankless hot water, generator switch, and heat tracers. Two car garage, three car driveway, and an oversized grassy yard. There is an entire level of storage under the home! Elevation certificate on file as well as warranty information and manuals for nearly every appliance at the property. Not to mention, this property is ADA accessible. This is an absolute gem. Excluded from the sale are: 1 washer, 1 dryer and 2 freestanding deep freezers under house and in mechanical room.



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